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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JULY 10, 2019

SUBJECT: Z19-09, VEDURA SANTAN VILLAGE APARTMENTS: REQUEST TO AMEND ORDINANCE NOS. 1142 AND 1230 TO AMEND THE CONDITIONS OF DEVELOPMENT WITHIN THE GILBERT CROSSROAD CENTER PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 7.61 ACRES OF REAL PROPERTY, KNOWN AS PARCEL B1, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SANTAN VILLAGE PARKWAY AND CORONADO ROAD, AND ZONED REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

Updating development standards for an existing mixed use Planned Area Development

RECOMMENDED MOTION

A. No motion requested.

APPLICANT

Company: Burch & Cracchiolo, P.A.
Name: Brennan Ray
Address: 702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

OWNER

Company: Westcor Santan Village LLC
Name: Jacob Knudsen
Address: 11411 N. Tatum Blvd.
Phoenix, AZ 85028

Phone: 602-234-8794
Email: bray@bcattorneys.com

Phone: 602-953-6539
Email: Jacob.knudsen@macerich.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 5, 1999</i>	Town Council approved Z98-27 adopting Ordinance No. 1142 for approximately 522.68 acres for the Crossroads Center PAD with an underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Z99-41 adopting Ordinance No. 1230 to add 63 acres to Crossroads Center PAD, in addition to adding new conditions, and amending the Development Plan.
<i>December 15, 2005</i>	Design Review Board approved the design guidelines for the SanTan Village Regional Shopping Center (DR05-86) and pre site plan Design Review with anchor (Harkins).
<i>February 16, 2019</i>	Design Review Board approved DR05-122 for final site plan and other associated buildings for SanTan Mall site

Overview

Crossroads Center PAD was originally a 586 acre mixed use project located south of Ray Road, north and west of the 202 Freeway and east of the Maple Drive alignment. The PAD has created a destination with a wide variety of commercial, employment, and multi-family uses with the center of the development being the SanTan Village Regional Shopping Mall. Westcor/ Macerich, the owners and operators of the project, have rights under the existing ordinances to allow a portion of the property to be multi-family residential. This rezoning request is to amend the PAD development standards related to multi-family development.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial PAD	Vacant Land and Main Event
South	Regional Commercial	Regional Commercial PAD	SanTan Regional Shopping Mall
East	Regional Commercial	Regional Commercial PAD	Loop 202 Freeway
West	Regional Commercial	Regional Commercial PAD	Santan Village Parkway then Tru Hotel and vacant land
Site	Regional Commercial	Regional Commercial PAD	Vacant

Rezoning

The applicant wishes to develop a multi-family development on 7.61 acres of the SanTan Regional Mall property; the subject site is located at the northern portion of the mall, on the northeast corner of Santan Village Parkway and Coronado Road alignment. Developing multi-family within the Crossroads Center PAD is permitted up to 20% for each property owner in keeping with the

original intent of the PAD. However; the existing PAD is almost 20 years old and development standards have changed over time. The existing PAD limits multi-family to 20-year-old suburban standards. Parcel B (SanTan Regional Mall) will need to be split into two, creating Parcel B1 for the 7.61 acres. The Conceptual Land Use Plan Exhibit will also be amended to show the new parcel and the development standards for Parcel B1 will be amended as follows:

- Building height increase from 2-story 30' to 55'
- The maximum floor area ratio of 0.5 shall not apply to multi-family
- C-2 development standards, as noted in the PAD or as amended within this rezoning, shall apply to multi-family development
- Clarification that no Conditional Use Permit is required for multi-family
- Multi-family maximum density shall not exceed 36 DU/Acre

The deviation requests are in keeping with the deviation requests for Parcel F1 approved in 2018. The rezoning amended the Crossroads Center PAD to allow a mixed-use development on the southeast corner of Santan Village Parkway and Williams Field Road that includes multi-family (Elevations at SanTan) at a higher density with a more non-suburban site layout configuration. The intention is to integrate into the mall property while providing a prominent street presence along SanTan Village Parkway.

Project Data Table

Site Development Regulations	Required per LDC	Ordinance No. 1230	Proposed Parcel B1
Development Standards	MF in RC to comply with RC	Residential in C-2 to comply with R-4	MF in C-2 to comply with C-2 Standards
Maximum Density	N/A in RC	12-22 DU/Acre	12-34 DU/Acre
Maximum Floor Area Ratio (FAR)	N/A for MF	N/A MF (page 65)	N/A MF
Maximum Building Height (ft.)	55'	40' Retail & Services 60' Office & Hotel 30' Multi Family	40' Retail & Services 60' Office & Hotel 55' Multi-Family
Minimum Setback (ft.)			
Front to ROW	25'	20'	20'
Side to non-residential	20'	0'	0'
Rear to non-residential	20'	0'	0'
Minimum Required Perimeter Landscape Area (ft.)			
Front to ROW	25'	5'	5' (20' min provided)
Side to non-residential	20'	5'	5'
Rear to non-residential	20'	5'	5'
Landscaping (% of net lot area)	15%	15%	15%

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on March 19, 2019 at SanTan Village Community Room. No residents attended the meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

A. Staff requests Planning Commission input on the proposed standards at this location.

Respectfully submitted,



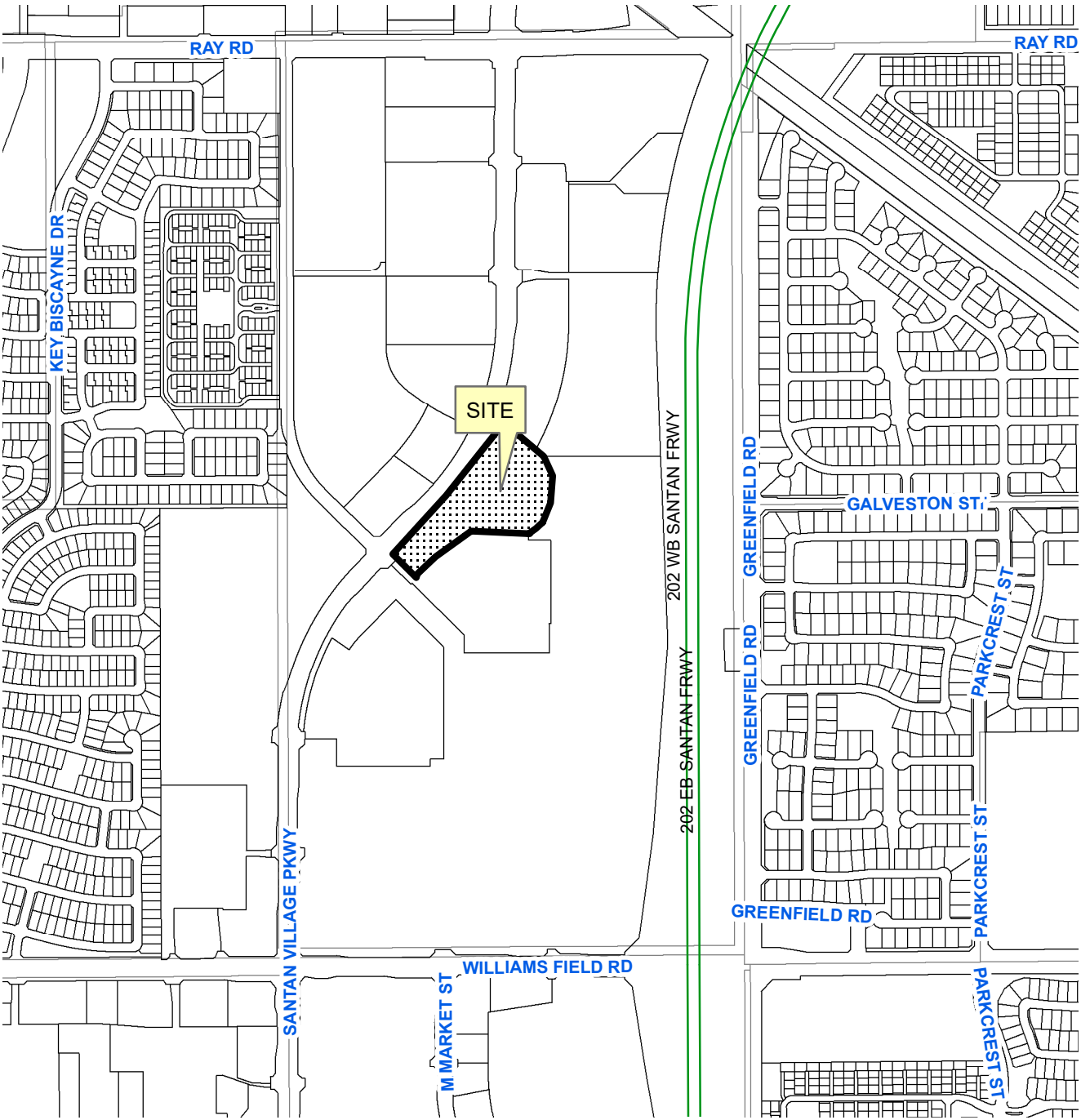
Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Conceptual Land Use Plan
- 5) Conceptual Site Plan (for reference only)

Z19-09 Vedula Santan Village Apartments
Vicinity Map

SITE LOCATION:



GILBERT

0 360 720 1,440 Feet





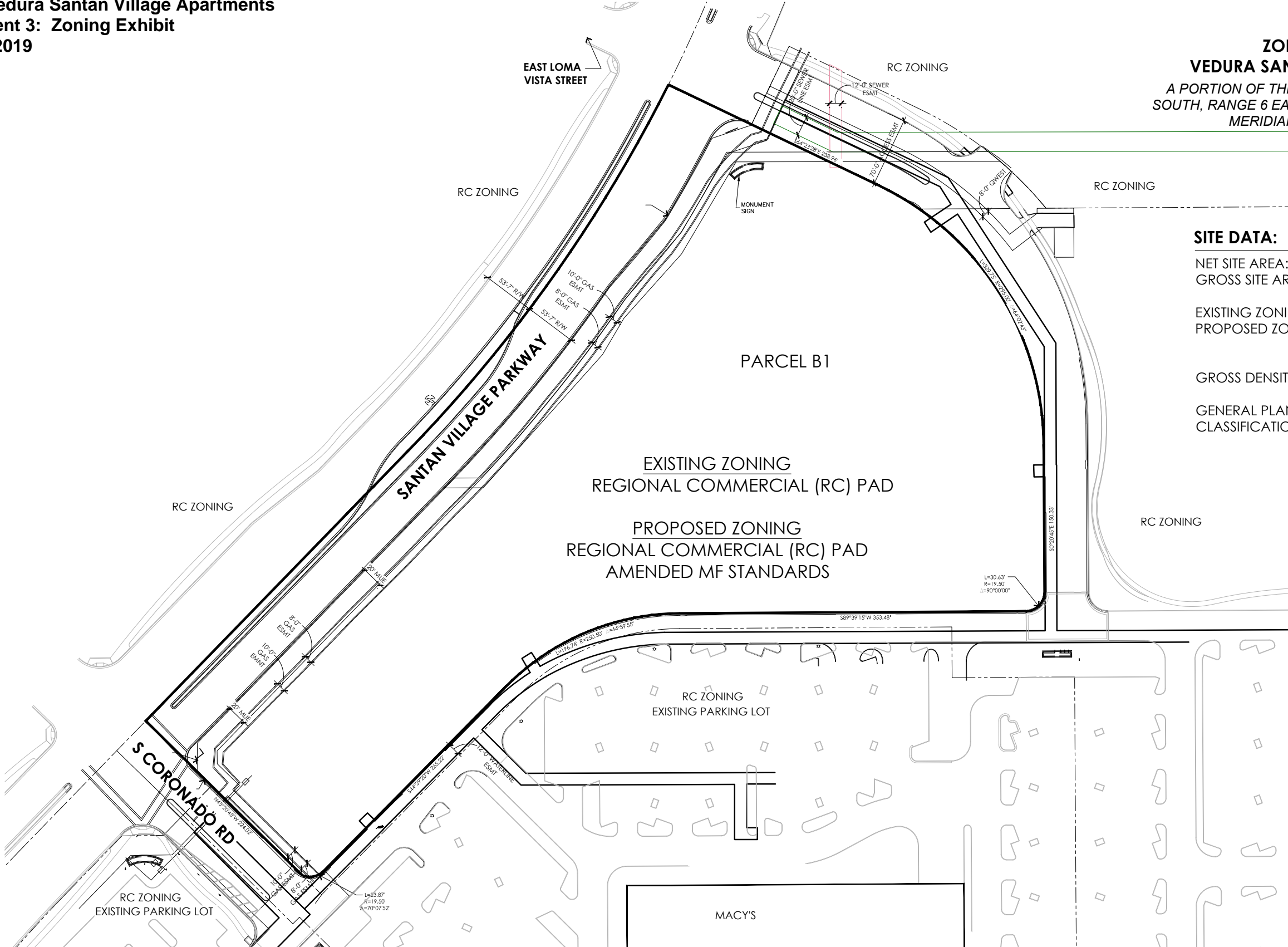
AERIAL MAP

SCALE: 1" = 300'-0"
0 150' 300' 600'



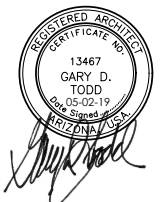
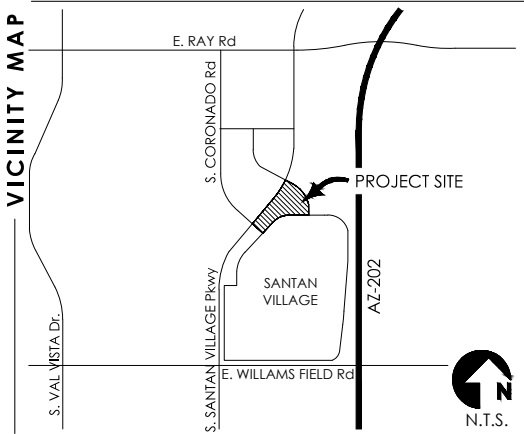
VEDURA SANTAN VILLAGE APARTMENTS

ZONING EXHIBIT FOR:
VEDURA SANTAN VILLAGE APARTMENTS
A PORTION OF THE EAST HALF OF SECTION 28, TOWNSHIP 1
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE DATA:

NET SITE AREA:	(284,391 SF)	6.529 ACRES
GROSS SITE AREA:	(332,575 SF)	7.634 ACRES
EXISTING ZONING:	REGIONAL COMMERCIAL(RC) PAD	
PROPOSED ZONING:	REGIONAL COMMERCIAL (RC) PAD AMENDED MF STANDARDS	
GROSS DENSITY:	28.2 D.U. /AC.	
GENERAL PLAN CLASSIFICATION:	RC	



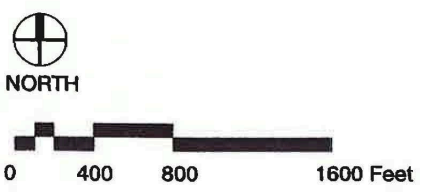
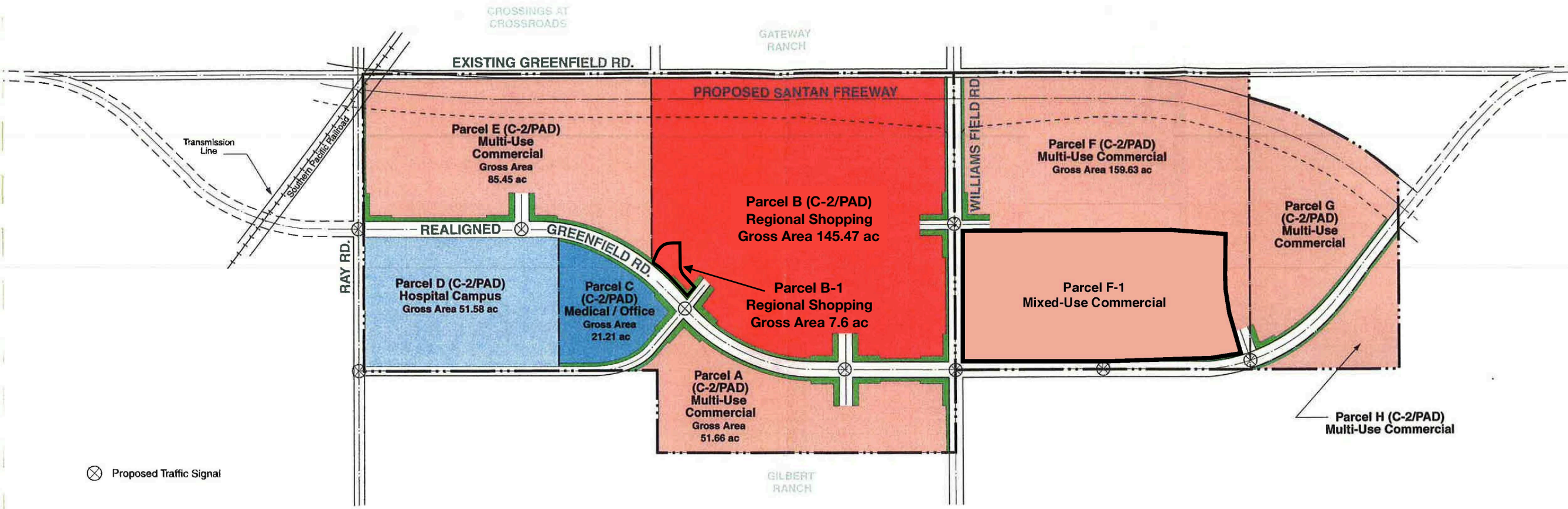
ZONING EXHIBIT

SCALE: 1" = 50'-0"
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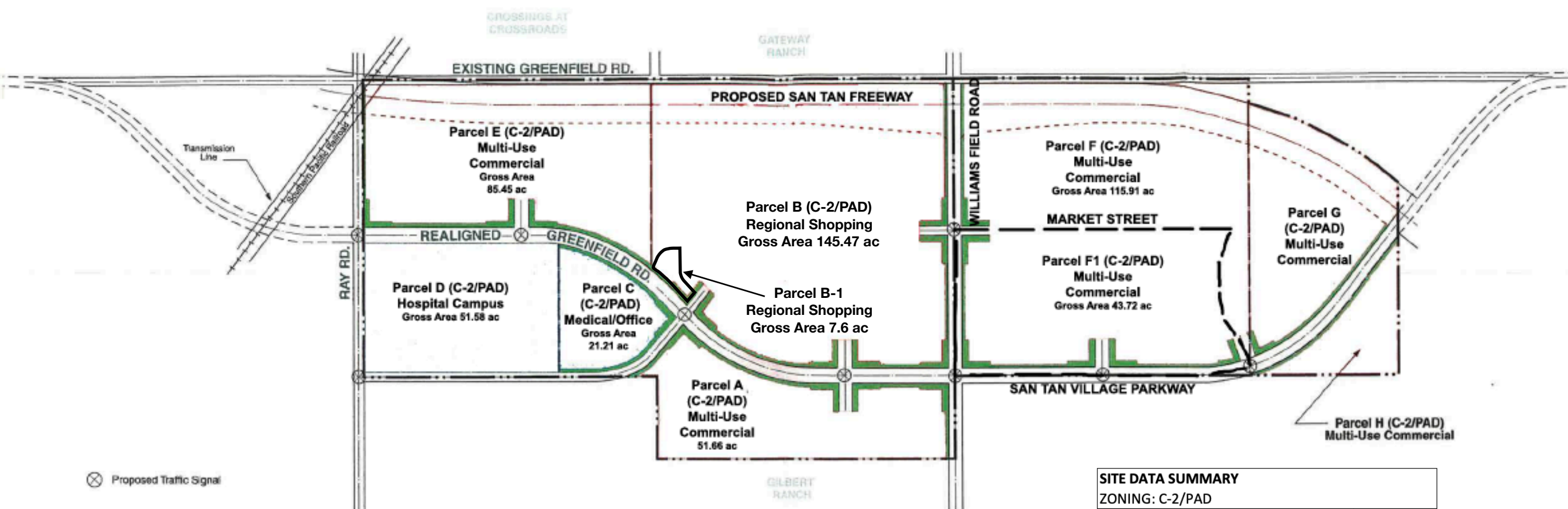


VEDURA SANTAN VILLAGE APARTMENTS

SHEET
2

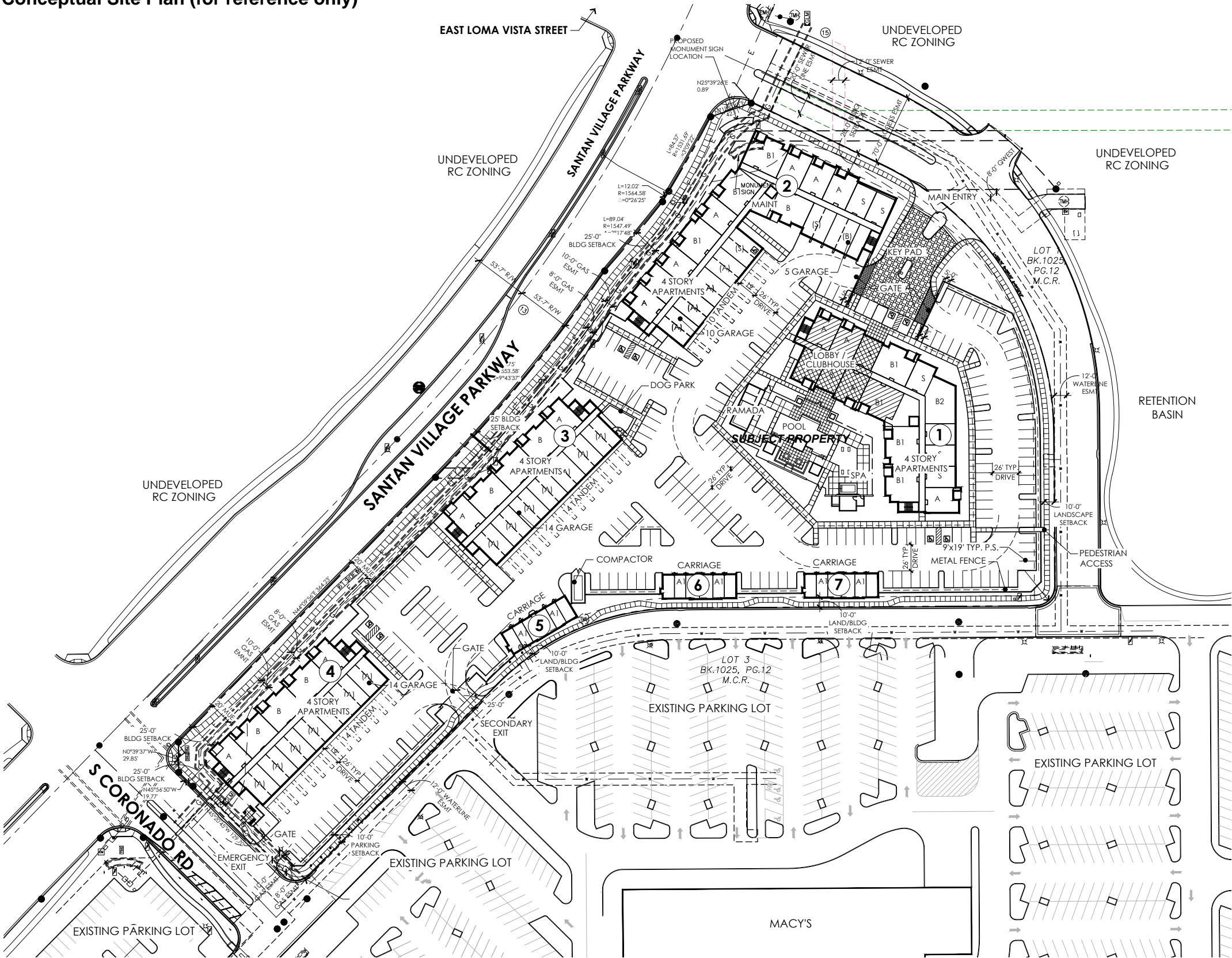


CONCEPTUAL LAND USE PLAN
Crossroads Center
Town of Gilbert, Arizona



SITE DATA SUMMARY		
ZONING: C-2/PAD		
PARCEL	USE	GROSS AREA
A	MULTI-USE COMMERCIAL	51.66 AC
B	REGIONAL SHOPPING	145.47 AC
B-1	REGIONAL SHOPPING	7.6 AC
C	MEDICAL/OFFICE	21.21 AC
D	HOSPITAL CAMPUS	51.58 AC
E	MULTI-USE COMMERCIAL	85.45 AC
F	MULTI-USE COMMERCIAL	115.91 AC
F1	MULTI-USE COMMERCIAL	43.72 AC
G	MULTI-USE COMMERCIAL	NA
H	MULTI-USE COMMERCIAL	NA

CONCEPTUAL LAND USE PLAN **Crossroads Center** Town of Gilbert, Arizona

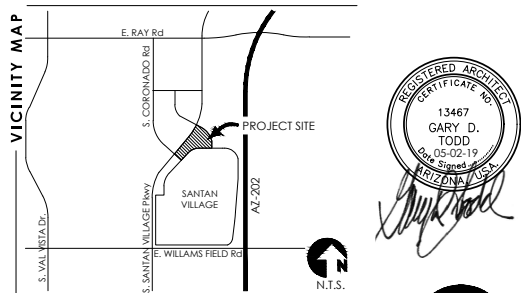


SITE DATA	
ASSESSOR'S PARCEL NUMBER	304-41-941
NET SITE AREA	± 6.529 AC
GROSS SITE AREA	± 7.634 AC
EXISTING ZONING	REGIONAL COMMERCIAL (RC) PAD
PROPOSED ZONING	REGIONAL COMMERCIAL (RC) PAD AMENDED MF STANDARDS
DENSITY PROVIDED	NET DENSITY = ± 32.8 D.U./ AC. GROSS DENSITY = ± 28.2 D.U./ AC.

OPEN SPACE PROVIDED ± 20,000 SF (±7%)

PARKING REQUIRED (RATIOS PER LDC)				
UNIT TYPE	#DU	RATIO	P.S. RATIO	P.S. REQ.
S STUDIO	36	16	1.0 P.S./DU	36
As 1BR/1BA	116	55	1.0 P.S./DU	116
Bs 2BR/2BA	62	29	2.0 P.S./DU	124
GUESTS	214		0.25 P.S./DU	54
TOTAL PARKING REQUIRED				330
				(1.54 P.S./DU)
PARKING PROVIDED - SURFACE				234
PARKING PROVIDED - GARAGE				61
PARKING PROVIDED - TANDEM				38
TOTAL PARKING PROVIDED				332
(INCLUDING 7 ACCESSIBLE P.S.)				(1.56 P.S./DU)

PROPOSED SITE DEVELOPMENT STANDARDS	
MAXIMUM DENSITY (DU/ACRE)	34
MAXIMUM BUILDING HEIGHT	55'
MINIMUM BUILDING SETBACK:	
FRONT TO ROW (SANTAN VILLAGE PARKWAY)	25'
SIDE TO NON-RESIDENTIAL	10'
REAR TO NON-RESIDENTIAL	10'
MINIMUM REQUIRED LANDSCAPE AREA:	
FRONT TO ROW (SANTAN VILLAGE PARKWAY)	20'
SIDE TO NON-RESIDENTIAL	10'
REAR TO NON-RESIDENTIAL	10'



DEVELOPMENT PLAN

SCALE: 1" = 50'-0"



VEDURA SANTAN VILLAGE APARTMENTS